

20050404000154420 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
04/04/2005 03:34:00PM FILED/CERT

\$10.00

This Instrument Prepared By:

Ferris S. Ritchey, III
1910 28th Avenue South
Birmingham, Alabama 35209

Send Tax Notice to:

William Wayne Sellers
4841 Riverwood Place
Birmingham, AL 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to the undersigned, WILLIAM WAYNE SELLERS, a divorced single man (GRANTOR), in hand paid by WILLIAM WAYNE SELLERS and his ex-wife, MICHELLE SELLERS, a divorced single woman (GRANTEES), the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama:

Lot B, Block 6, according to the Survey of Riverwood Second Sector as recorded in Map Book 8, Page 65, in the Probate Office of Shelby County, Alabama, together with an undivided 1/106's interest in the common area as set forth in the Declarations recorded in Misc. Book 39, Page 880.

Subject to current taxes, easements and restrictions of records.

(THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER OR OTHER TITLE INFORMATION AND THE LEGAL DESCRIPTION WAS FURNISHED BY THE GRANTOR).

(THIS DEED WAS PREPARED PURSUANT TO A DIVORCE ACTION IN SHELBY COUNTY, ALABAMA, CIVIL ACTION #DR-03-0698-JMJ).

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs, executors, administrators and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of April, 2005.


WILLIAM WAYNE SELLERS

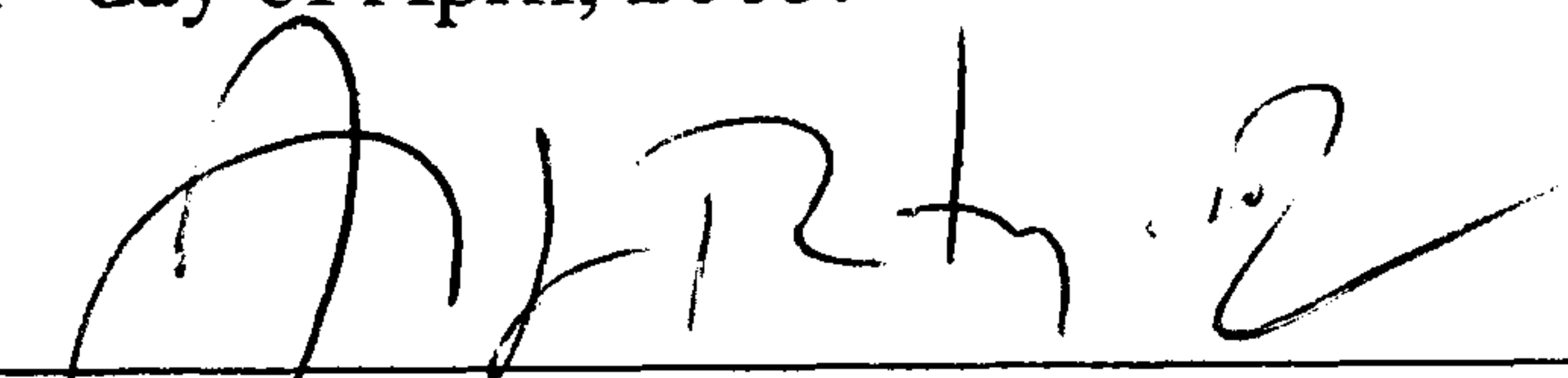
4-1-05

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM WAYNE SELLERS, a divorced single man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of April, 2005.



Notary Public
My Commission Expires: 05/14/05